

# FOR SUB-LEASE



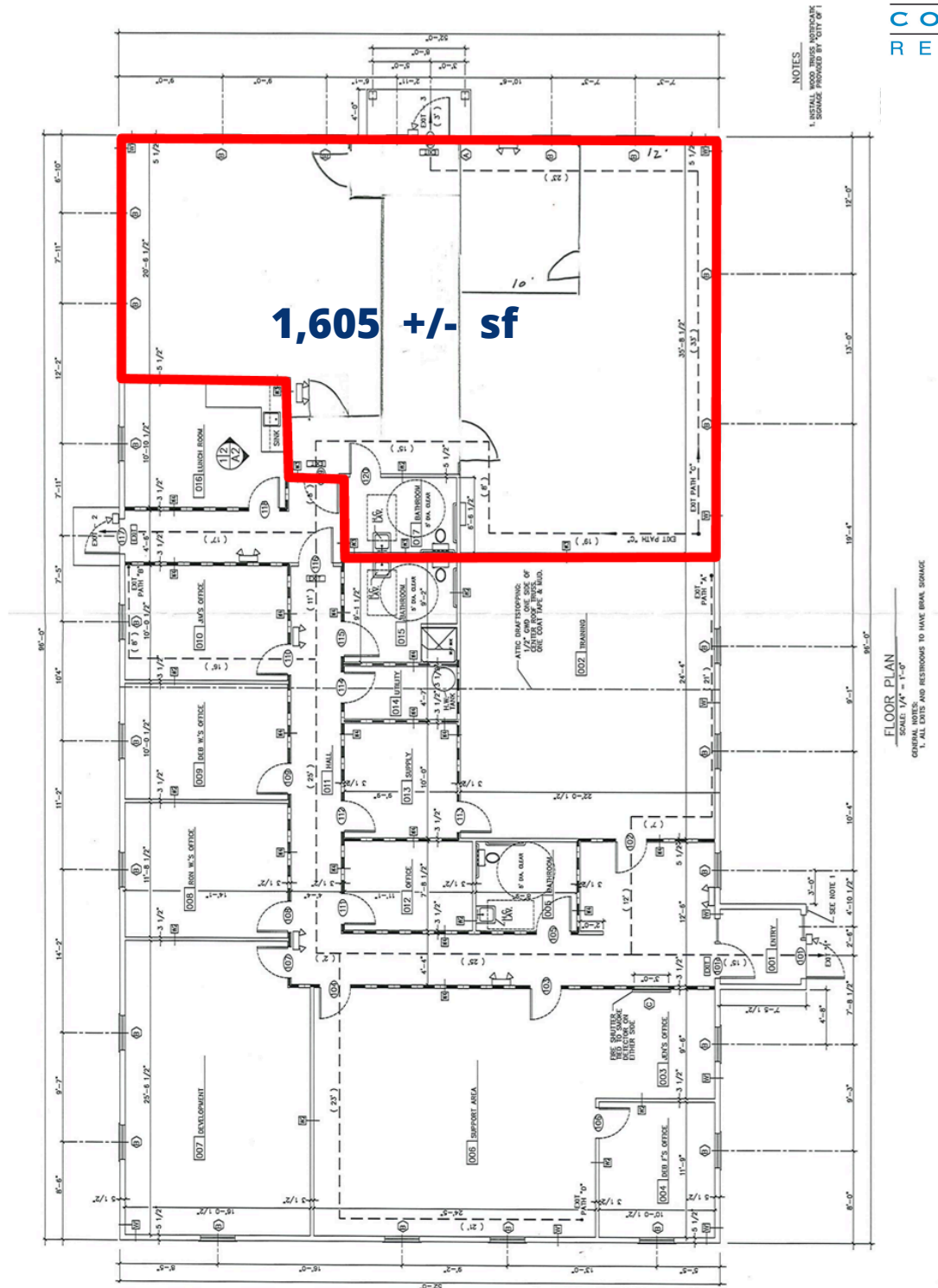
## 56 BANAIR RD - BANGOR, MAINE

<b>DESCRIPTION</b>	Freestanding, flexible office building with ample natural light and on-site parking
<b>LOCATION</b>	Located in Banair Business Park, just off outer Hammond Street (US Rt 2), 1½ miles from I-95/I395 interchange
<b>SPACE AVAILABLE</b>	1,650 +/- sf
<b>INTERIOR FINISHES</b>	Commercial grade carpet; vinyl cove base; solid core doors
<b>RESTROOMS</b>	One single user ADA restroom
<b>CEILING &amp; LIGHTS</b>	9 ft, 2 x 2 hung ceiling with 2 x 4 recessed parabolic lights
<b>AGE</b>	Built in 2000
<b>LOT SIZE</b>	.75 acres
<b>ZONING</b>	Urban Industry District (UID)
<b>LEASE PRICE</b>	\$2,100/month gross

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.



# FLOOR PLAN



**FOR FURTHER INFO, CONTACT: MOLLY BRIGGS**



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